

00559241/ME



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

MTGLQ INVESTORS, LP

vs.

UNKNOWN HEIRS AND DEVISEES OF SABINE JASMINE; ESTATE OF SABINE JASMINE; RONALD ALBERT SYKES; BOEING EMPLOYEES CREDIT UNION; DISCOVER BANK, ISSUER OF THE DISCOVER CARD; AMERICAN EXPRESS CENTURION BANK, A FOREIGN CORPORATION; FIA CARD SERVICES, N.S. F/K/A/ MBNA AMERICA, N.A.; STATE OF WASHINGTON; OCCUPANTS OF THE PREMISES; AND ANY PERSONS OR PARTIES CLAIMING TO HAVE ANY RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE REAL PROPERTY DESCRIBED IN THE COMPLAINT

**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF
SALE OF REAL PROPERTY**

CAUSE # 13-2-28981-4 KNT

JUDGMENT RENDERED ON: 5/15/2017
ORDER OF SALE ISSUED: 6/20/2017
DATE OF LEVY: 7/25/2017

TO: UNKNOWN HEIRS AND DEVISEES OF SABINE JASMINE; ESTATE OF SABINE JASMINE; RONALD ALBERT SYKES; BOEING EMPLOYEES CREDIT UNION; DISCOVER BANK, ISSUER OF THE DISCOVER CARD; AMERICAN EXPRESS CENTURION BANK, A FOREIGN CORPORATION; FIA CARD SERVICES, N.S. F/K/A/ MBNA AMERICA, N.A.; STATE OF WASHINGTON; OCCUPANTS OF THE PREMISES; AND ANY PERSONS OR PARTIES CLAIMING TO HAVE ANY RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE REAL PROPERTY DESCRIBED IN THE COMPLAINT, (IN REM), JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S) IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

316 MILWAUKEE BOULEVARD S PACIFIC, WA 98047

THE NORTH 100 FEET OF LOTS 24 AND 25 IN BLOCK 2 OF C D HILLMAN'S PACIFIC CITY ADDITION TO THE CITY OF SEATTLE, DIV. NO. 1 AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 64, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE CITY OF PACIFIC, COUNTY OF KING, STATE OF WASHINGTON. TAX PARCEL NO. 3353400371

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: September 8, 2017
**PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$177,292.80** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☒ 2. **A redemption period of eight months which will expire at 4:30 p.m. on MAY 8, 2018.**
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on .

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY **4:30 P.M. ON MAY 8, 2018**, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
ALDRIDGE PITE, LLP
111 SW COLUMBIA STREET
STE 950
PORTLAND, OR 97201
858-750-7600